



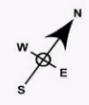
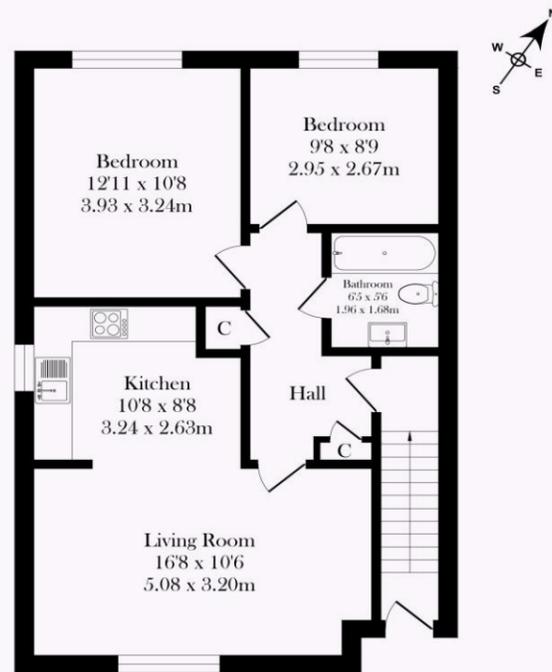
TRACY PHILLIPS

Estates



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Approx. Floor Area 62.8 Sq.M (676 Sq.Ft.)

Total Approx. Floor Area 62.8 Sq.M. (676 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £145,000

Willowherb Pastures, Standish



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Positioned in the beautiful new Cat l'th Window Estate which offers excellent motorway access and easy access to Standish Village, this beautifully presented first floor apartment is perfect for any client looking for easy carefree living, ideal as a first time purchase or equally a perfect lock up and leave. The first floor two bedroom apartment was constructed by Wainhomes approximately five years ago, on this select development, and offers its own entrance door with staircase rising to the first floor, light bright living spaces and allocated parking.

The apartment briefly comprises an entrance hallway with storage cupboard and the staircase immediately rises to the first floor to an open plan and spacious living room leading on to the smart fitted kitchen which features a range of units in high gloss cream. The kitchen includes an electric oven and induction hob and with space for a washing machine and freestanding fridge/freezer (these items may be available by separate negotiation if the purchaser requires). The apartment also features two good bedrooms, both of which are doubles and the master bedroom contains fitted wardrobes. There is also a stylish bathroom which is a modern three-piece suite including a panelled bath with overhead shower, wash hand basin and w.c. The room is finished with neutral tiling. A great benefit to the apartment is the partly boarded loft space which provides extra storage and is accessed via pull-down ladders.

Standish Village is approximately ten minutes walk away along the newly constructed 'line' which is lit and passes by the highly acclaimed Standish High School. The lively village offers a whole range of shops, supermarkets, cafes, bars and restaurants. There is excellent and easy motorway access and equally countryside walks close by.

Viewings of this lovely, ready to move into apartment, which is also offered with no onward chain and vacant possession are now welcomed.

